

**District IV Advisory Board Minutes**  
**March 6, 2002**  
**[www.wichitagov.org](http://www.wichitagov.org)**

The District IV Advisory Board meeting was held at 7:00 p.m. at Stanley Neighborhood City Hall, 1749 S. Martinson. In attendance were five (5) District Advisory Board Members, six (6) City staff, and thirty (30) citizens.

**Members Present**

Council Member Bill Gale  
Jerry McGinty  
Wayne Wells  
Bea Vickers  
Jim Benton  
Paul Ward

**Members Absent**

June Bailey  
Tom Kessler  
Ed Koon  
Iola Crandall  
Dorman Blake

**Guests**

Warren Gilmore  
Richard & Lois McPherron  
Janet & Bob May  
Terry & Christy Winn  
Ed & Jeanette Dow  
Terri & Scott Sharon  
Duke Prentice  
Karen Engquist  
Jerry Snyder  
Kurt & Denise Johnson  
Kenneth Loesing  
Phyllis & Nicholas Smith

David and Kerri Vaughn  
Clyve Bailey  
Ramona & Eldon Honn  
Deborah Wynn  
Elsie Welder  
Frank Sabala  
Tara Stout  
Gary Wagher  
Judy & Walt Belew  
Sharon Benton  
Tabitha Lehman

**Staff**

Officer Anthony Bamberger, Patrol South	Officer Richard Mellard, Patrol West
Aaron Hamilton, Neighborhood Assistant	Donna Goltry
Officer Cobb, Patrol South	
Officer Drew Seiler, Patrol West	

**ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 7:02 p.m..

### **Approval of Minutes**

Corrections were made for January 16, page 2, 3504 S. Meridian is the correct address of the new library. Page 3 needed the same correction. **Jim Benton** was present at the February 6, 2002 meeting.

**Action: The Board recommended approval of Minutes pending corrections by a vote of 5:0 (Benton: Vickers).**

### **Approval of Agenda**

**Action: The Board recommended approval of the Agenda by a vote of 5:0 (McGinty: Ward).**

### **Public Agenda**

The Public Agenda contains requests from members of the public who desire to present matters to the District Advisory Board. Each presentation is limited to a period of five (5) minutes unless extended by the Board.

**1. No items were submitted.**

### **Public Works Agenda**

**2. No items were submitted.**

### **Planning Agenda**

**3. ZON2002-00003 & CUP2002-00002 DP-258 Flatcoat III Community Unit Plan.** The applicant is requesting the creation of DP-258 Flatcoat III Community Unit for a self-service storage warehouse development on an 18.53 acre tract. The request was originally filed for "GC" General Commercial zoning, but has been changed to a request for "LC" Limited Commercial.

**Donna Goltry**, MAPD, presented the case. The applicant is requesting the creation of DP-258 Flatcoat III Community Unit Plan for a very large self-service storage warehouse development on an 18.53 acre tract. The request was originally filed for "GC" General Commercial zoning, but has been changed to a request for "LC" Limited Commercial.

The application area is located on the northeast corner of the I-235/West Street interchange. Access is proposed from Calvert Street, a local residential street bordering the north of the application area. The Protection Drainage Ditch separates the site from Calvert Street. This is a major drainage ditch extending several miles along the northern side of I-235 and eventually connecting with the Big Ditch. The area to the north is a

single-family residential neighborhood with homes built in the 1960s and 1970s and is generally well maintained.

The site is bounded on the south by I-235. Two large tracts are located to the east/northeast. These are Cleaveland Traditional Magnet School and the YMCA South Branch. Industrial and commercial uses are located to the west of West Street.

The site plan shows 19 mini-storage buildings on the interior of the site plus over 1/3-mile long continuous building on the exterior on the north. This north wall is visually articulated on an irregular basis with building wall insets and vertical columns with fieldstone applied to the columns. Along the south line, there is a one-half mile long continuous non-articulated building. An office/residence is located near the west entry. The site plan shows a maximum of 280,450 square feet of building coverage and a maximum building height of 18 feet. The backs of the storage units form the exterior walls and have no overhead doors. Proposed building materials are tan metal panel walls with brown trim and brown pressed metal roofs with a low pitch.

Prototype landscaping is shown around the perimeter of the buildings on the rendering, and is specified as being at 1½ times that required by the Landscape Ordinance on the C.U.P. drawing. Lighting is per Unified Zoning Code with the additional restriction of all exterior lighting being attached to the buildings. Proposed signage restrictions are a ban on flashing, rotating or moving signs, portable signs, off-site signs, banners and pennants. Otherwise signage would be per code.

The proposed CUP meets the Conditional Use standards of Section III-D.6.y for self-service warehouses located in the “GO” General Office and “LC” Limited Commercial districts except in the two respects. First, the site is not contiguous with a less restrictive zoning district. It is contiguous only with right-of-way for I-235, West Street (for a short frontage of 39 feet), and the Protection Drainage Ditch. The zoning across the streets to the north and east is “SF-5” and to the west is “LI” Limited Industrial. Second, the site does not have direct access onto an arterial street (West Street); the access is located one block to the east via Calvert Street. The applicant’s original request for “GC” zoning was meant to avoid the need for a variance of these standards. However, the latest amendments to the Unified Zoning Code allow the appropriate governing body to waive or modify these standards as a part of the Conditional Use (or in this case C.U.P.) review/approval.

District IV Advisory Board will be considering this application at its meeting to be held on March 6<sup>th</sup>. The Land Use Guide of the *1999 Update to the Comprehensive Plan* identifies the general location as appropriate for “low-density residential” development. The Area Treatment Classification Map identifies the general location as part of the “conservation” area, which would be an area that is basically sound but needs to be protected from future structural and market value decline of residential structures.

Residential Objective II.B of the *1999 Update* seeks to “minimize the detrimental impacts of higher intensity land uses and transportation facilities located near residential living environments” through Strategy II.B.4 that recommends plan review “to ensure

that building placement and height, circulation, signage, screening and lighting for non-residential land uses do not adversely impact residential areas”.

Objective X.E. seeks to” improve the visual appearance of Wichita and Sedgwick County” through the recommendation of Strategy X.E1 to “prepare detailed design and improvement plans to enhance the visual appearance of key nodal points, special resource or opportunity areas, and major travel corridors in the community, as initially identified on the Visual Form Map”. The I-235 corridor is identified as one of the visual corridors (page 68 of *The Wichita-Sedgwick County Comprehensive Plan*). On page 70, it talks about the important role that design review can play in providing "appropriate screening and landscaping" and "in some cases, such as to assist in the harmonious integration of multifamily development near low-density neighborhoods, consideration should be given to review of building forms and materials".

The Unified Zone Code also contains development standards for self-service storage warehouses located in the “GO” and “LC” districts. These standards represent policy for appropriate design of mini-storage warehouses when in close proximity to residential neighborhoods.

The scale of the proposed development is very large in comparison to other similar developments and out of character with the single-family development to the north. A survey of 25 other local mini-storage facilities showed the size range to be from 1.77 acres to 7.41 acres, with the mean (average) size of 3.34 acres and the most common size around three acres. This request is for 18.67 acres, which is nearly three times the size of any of the other 25 storage facilities evaluated and six times as large as the average facility.

The freeway frontage, particularly the western portion of the site near the interchange, reduces the desirability of the land for single-family residences. However, a single family or “cluster” development with 40 to 50 units could potentially be developed on the eastern two-thirds of the site.

Another consideration in this decision should be traffic impact. The traditional use of Calvert as a residential collector and the proximity of the Calvert/West Street interchange should dictate that any additional traffic generation be minimized. Self-storage warehouse uses generate traffic that is roughly equivalent to single-family developments, so the proposed use meets that need.

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- A. APPROVE the zone change (ZON2002-00003) to "LC" Limited Commercial, subject to platting of the entire property within one year.
- B. APPROVE the Community Unit Plan (DP-258), subject to the following conditions:
  - 1. A general provision shall be added to state: "The C.U.P. shall comply with all requirements of Article III, Section III-6.D.y(3) through (19)."
  - 2. A general provision shall be added to state: "No outdoor storage of vehicles, equipment or supplies shall be permitted."
  - 3. Access points shall be as shown on the C.U.P. drawing with one full access point across from Calvert Court and one emergency access to the east.
  - 4. Improvements to Calvert and/or West Street will be determined at the time of platting.
  - 5. General Provision 5 shall eliminate all building signs on the north or east elevation of the property. Building signs shall be permitted on the south and west elevations; said building signs shall not exceed a total of 50 square feet, and use individual letters.
  - 6. The site plan shall be revised prior to submission to the City Council to reflect the scale of the single-family neighborhood to the north by breaking the site into several component areas. The component areas would reflect the rhythm of the residential street pattern by massing buildings that fall between the intersection points of the streets to the north. Each mass or grouping of buildings would incorporate exterior walls and landscaping for screening the site. The use of wrought iron fencing and evergreen screening would be utilized to reduce the visual mass to the scale of the neighborhood street pattern. The size of each grouping of buildings would be approximately 3.5 to 4.5 acres, typical of the scale of the majority of mini-storage warehouses in Wichita.

7. General Provision 11(A) shall be clarified to state that the landscape plan shall provide a landscaped street yard along all property lines at a rate equivalent of a minimum of 1½ times that required by the Landscape Ordinance for sites with an average depth exceeding 375 feet, and shall include a minimum of one-third evergreen material. General Provision 11(C) shall add “a combination of trees and shrubs of varying heights shall be used to reduce the monotonous appearance of the exterior walls.”
8. General Provision 13 shall eliminate the use metal building panels as an exterior building material, and incorporate residential type materials typical to the neighborhood including brick, stone, masonry, stucco or synthetic stucco or wood. Roofs may be colored metal, and shall all be of a uniform gable style and color with a minimum 3:12 pitch.
9. The maximum length of buildings on exterior property lines shall be 200 feet; building articulation shall be encouraged and have a regular rhythm similar to the scale of the adjacent neighborhood.
10. During any construction phase, landscaping and screening shall be provided for any exposed interior building walls.
11. A General Provision shall be added that reads, “Outdoor speakers and sound amplification systems shall not be permitted on the site.”
12. The development of this property shall proceed in accordance with the development plan and building elevations as recommended for approval by the Planning Commission and approved by the Governing Body. Any substantial deviation of the plan, as determined by the Zoning Administrator and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
13. Any major changes in this development plan shall be submitted to the Planning Commission and to the Governing Body for their consideration.
14. The transfer of title of all or any portion of the land included within the Community Unit Plan does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, unless amended.
15. All property included within this C.U.P. and zone case shall be platted within one year after approval of this C.U.P. by the Governing Body, or the cases shall be considered denied and closed. The resolution establishing the zone change shall not be published until the plat has been recorded with the Register of Deeds.

16. Prior to publishing the resolution establishing the zone change, the applicant(s) shall record a document with the Register of Deeds indicating that this tract (referenced as DP-258) includes special conditions for development on this property.
17. The applicant shall submit 4 revised copies of the C.U.P. to the Metropolitan Area Planning Department within 60 days after approval of this case by the Governing Body, or the request shall be considered denied and closed.

The staff's recommendation is based on the following findings:

1. The zoning, uses and character of the neighborhood: The surrounding area is predominately developed with single-family residential uses. The most directly impacted properties by the proposed development are single-family homes located north of the site. Cleaveland Traditional Magnet School is located to the northeast and a large recreation site with the YMCA is located on the next tract to the east. South and west of the subject area is the I-235 and West Street interchange. There are commercial/industrial uses beyond that to the west.
2. The suitability of the subject property for the uses to which it has been restricted: The property could be developed in its current zoning of "SF-5", or with a clustered and/or more traditional single-family development, except for the western portion closest to the I-235/West Street interchange area.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Any detrimental effects on properties from lighting, noise, and other factors should be mitigated by the requirements of the Unified Zoning Code and the Landscape Ordinance and the recommended conditions of approval for the C.U.P. The intended use is a low traffic generator with a manager that resides on the premises. The main problem is the scale. Unless the scale of the development is reduced, as proposed, the size of the development with on-half mile long continuous buildings greatly exceeds typical mini-storage facilities in proximity to residential neighborhoods as well as typical projects in other areas of Wichita.
4. Conformance of the requested change to adopted or recognized Plans/Policies: The Land Use Guide of the Comprehensive Plan identifies the general location as appropriate for "Low-Density Residential" rather than commercial. This makes site design, visual corridor and scale considerations critical for the development to follow the policy guidelines for non-residential development when located near residential areas or along visual corridors.

5. Impact of the proposed development on community facilities: The use of this property should have limited impact on community facilities; street improvement needs will be reviewed at the time of platting.

**Bob Kaplan**, attorney for the applicant discussed alternatives. He referred to vision statement of the DAB and its role as an informational exchange. He explained MAPC had already approved the zone change to “LC”. The original request was for “GC”. He asked the DAB to help find what accommodations can be made, keeping in mind affordability, with community wants. The present CUP is for only one use and can not be used for any other use. The “LC” zoning does provide for many uses. **Kaplain** presented advantages of mini warehousing as compared to other uses:

- 1) They are not people intensive as opposed to apartments and other uses.
- 2) Good buffer from I235.
- 3) He feels the owner did a respectable job of designing the project. It will include burning , landscaping, and wrought iron fences for the outside fence.

The applicant is willing to break up the buildings, but owners want to maintain security. He emphasized that the owner is going to develop the land even if it is not the current CUP. He said **Mr. Heeley** would guarantee the paving of a short segment of Calvert that is currently not paved.

*The following are questions and comments from the Board. Answers are in italics.*

**Jim Benton** appreciated **Mr. Kaplan** telling the board what its job is. Will this facility be open 24 hrs? **Yes**. Will there be a live-in manager? **Yes, this is a requirement**. What about drainage? *The facility will drain into the existing ditch or it may require other methods set by the City also as part of the code.* What will be the method of access? *There are large, box, culverts, just east of those clearing the bridge near Calvert Circle. This would serve as an emergency entrance.* What about lighting? *Lighting will not affect the neighbors. Down shields will be used to keep light out of the neighborhood.* Will there be outside storage? *No, everything will be under cover*

*Following are comments and concerns from citizens in the surrounding neighborhood. Answers to any citizen questions are in italics.*

- 18 acres of water drainage is a concern
- What is to keep the company from putting up no leasing signs in the future?  
*Signage and drainage are set at a public hearing. **Donna Goltry** – no building signage will be facing north and east side of property, no free standing signs are allowed on Calvert.*
- Concerned about “SF-5” changing to “LC”. Is there anything the Board can do?  
**Goltry** – *no case ever happened where MAPC dealt with zoning but not the CUP up until now. She explained the CUP in zoning code state, if a property is over six*



- (6) acres, the applicant must do a CUP so there is a potential that the property could be carved up into smaller sections.*
- **Janet May** said the neighborhood doesn't need another storage facility in the area as there are two (2) within a mile and a half of the proposed site.
  - When the ditch in front of the property runs half full or more, neighbors are concerned about flooding in the area.
  - Neighbors want to keep the neighborhood quiet.
  - There is concern about what kind of people are coming in to use the area.
  - Calvert is narrow to begin with.
  - Entrance to West Street is already dangerous.
  - Calvert is the main exit for the area.
  - Increased traffic.
  - **Bob May** – How much elevation will they have to raise land for flooding?
  - *Donna Goltry no elevation yet. This takes place in the platting stage.*
  - Soil is very sandy, so paving may not help.
  - **Terri Sharon** distributed 30 petitions of which 26 were signed. If it is to be landscaped, they still need to upkeep that.
  - This facility six (6) times larger than average.
  - Traffic may be six (6) times higher.
  - The neighborhood enjoys the openness of the area.
  - **Karen Engquist** would like to see that area as park area and a link between the YMCA and the Library.
  - **Tabitha Lehman's** main concern is she and her husband bought house for proximity to work and want to live and die in the area. Will this bring their property value down?
  - The neighborhood doesn't want trucks driving on Calvert
  - **Carrie Vaughn** is concerned about the effect on Calvert Court. All of Calvert opposed to whole project.
  - **Gary Wagher** thinks there will be increases in traffic, crime, and transients using building.
  - There are already 142 storage unit facilities in Wichita.
  - **Christie Winn** is worried about the weight of trucks on the residential streets.
  - Nearness to school because of students walking to and from school.
  - No way to know why people would use facility, could use to watch small children.
  - Who pays for bridges over drainage ditch to access the storage facility? *That is the developer's cost. All improvements to Calvert and possibly turn/deceleration lane on West Street would be charged to the developer.*
  - Why does MAPC meet at 1:00?
  - Maintenance of the drainage ditch.
  - Concerned with trucks and traffic turning around in the court, graffiti, and weekend traffic.
  - **Mrs. Lane** – For "LC", do you have to have access to main thoroughfare? *No, staff did recommend downgrading from "GC" to "LC".* Her concern is the 19 recommendations. If they are not met, it sets a dangerous precedent.
  - Road maintenance is main concern.

- Trucks are always backed up off of exit ramp.
- What happens if the business is not profitable?
- Size of the project.
- What will be the largest warehouse size? *3000 square feet.*
- Does the developer have any ideas for improvements along West or Calvert Streets?

*The following is a dialogue including questions and comments from the Board. Answers are in italics.*

**Kaplain** explained the applicant was asked not to use “GC” but rather “LC”. He explained that land use issues are the concern of the Board. **Kaplain** went on to say the law says property is to be used to its highest and best use. He reiterated the property will be developed, the question is with what?

**Jim Benton** asked what about while it is built? *Construction should be complete within a year and a half after it is started.* Where is the entrance for construction? *Off of West St.*

**Paul Ward** lived there for ten (10) years and his daughter lives there now. He thinks it looks like a first-class facility but understands the neighborhood concern. He also noted the area was used in the past as a dumping ground. Has anyone approached owner about selling land for park use?

**Wayne Wells** said he was more concerned about this neighborhood opening up to criminal activity but though there was more danger with weeds.

**Jerry McGinty** concerned with traffic getting off I-235 on to West St. He is also concerned with the amount of water added to the street.

**Action: The Board recommended approving the request pending the compliance with all 19 conditions 3:2 (Vickers: Wells).**

**Gale** explained that March 7, 2002, the Metropolitan Area Planning Commission meets to consider the application. **Hamilton** will be preparing a report for MAPC so they can consider the discussions from the District Advisory Board meeting and comments and concerns from citizens. **Goltry** added that if people have concerns, please fax them to 268-4390, or email **Rose Simmering** at [simmering\\_r@ci.wichita.ks.us](mailto:simmering_r@ci.wichita.ks.us). **Gale** added the City Council office phone number is 268-4331. He also announced his email address as another avenue of providing comments on the matter. His email address is [gale\\_b@ci.wichita.ks.us](mailto:gale_b@ci.wichita.ks.us).

**4. CON2002-05 Conditional Use request to allow vehicle sales on property zoned “LC” Limited Commercial.** The applicant is seeking to extend the area to add parking at a vehicle sales lot. MAPC approved subject to several conditions. **Bob Kaplain**, representing the owners, presented the case. Kaplain noted the case had already been heard by MAPC. The applicant is seeking to increase display area for vehicles on existing

lots. The area consists of combined lots for CU on both lots. The applicant is aware they need an ingress and egress.

*The following are questions from the Board with answers following in italics.*

How far north does this request go? *It goes 200 feet to the east and leaves a 100-foot buffer to the north.*

**Action: The Board recommended approval by a vote of 5:0 (Benton: Ward).**

### **Board Agenda**

**5. Parks and Recreation – Walt Bratton**, Superintendent of the North Division, and **Leah Hoffman**, Superintendent of the South Division, presented on the new Adopt-A-Park and Adopt-A-Median programs. They explained this is an opportunity for the Parks Department to work with Homeowners Associations and Neighborhood Associations who are interested in maintaining and improving the aesthetic quality of their respective areas. They noted article 1B on the application should be selected individually. **Hoffman** pointed out page two, items two and three allow people to contribute landscape materials. This is only to be done pending Parks approval. They want to recognize groups with signs for any work they do to help out.

*The following are questions asked by the board with answers in italics following.*

**Ward** asked who is the contact person in the Department for this program? *Parks maintenance staff (Hoffman and Bratton).*

**Benton** asked if the neighborhood could bag trash, leaves, grass, etc. and leave it similar to what is done with the Adopt-A-Highway program? *Yes, if people want to.* **Benton** also asked if this was going to be offered to corporations as well? *Yes after getting DAB suggestions.*

**Action: The Board recommended support of the program by a vote of 5:0 (Benton: Wells).**

**6. District Advisory Board Budget explanation - Council Member Gale** gave an update on the DAB funding situation. He has been working with the City Manager and the DAB funding proposal is in the draft stage. The City Council will vote on the agenda item at their March 19, 2002 meeting. **Gale** explained the selection and grant process. Paraphrased it will be up to DAB to review submitted applications. **Gale** proposed a second March meeting with this as the only agenda item.

**Officer Mellard** explained the plan to ask for DAB money as a part of the Rotary Club, Sunflower Neighborhood Association, and Lawrence Elementary 5<sup>th</sup> grade students. The Rotary Club will pay for the students to go on a field trip to Abilene if the students take part in a community service project that will make a positive impact on the community.

The students are doing a cleanup of the sidewalks and easements along Douglas, Meridian, Maple, and West streets. They will spend the afternoon cleaning individual's yards in the Sunflower Neighborhood Association. The project is being tied into the "Don't Trash Wichita" campaign. The money requested would go for buying stickers that say "Don't Trash Wichita" and t-shirts for the participating students with the same logo. The students will also be cleaning around businesses in the area.

*The following are questions asked by the board with answers in italics following.*

**Jim Benton** asked how much was being requested? \$662.50. **Benton** suggested they try to tie into South Seneca parade sponsored by the Southwest Neighborhood Association April 20. **Officer Mellard** also noted the Sunflower Neighborhood Association cleanup would take place Saturday, April 6, 2002. How many kids are involved? 70.

**Board Action: Receive and file.**

### Announcements

7. This time is for members to make announcements of any projects their neighborhoods may be working on or has completed within the last month.

**Bea Vickers** is working on a March 11<sup>th</sup> Community Police luncheon at Presbyterian Church. The South Seneca Parade will be held April 20<sup>th</sup> and DAB IV will have an entry. The next Southwest Neighborhood Association meeting is March 26, 2002.

**Jim Benton** said the South Branch YMCA director was the speaker at the last Southwest Village Neighborhood Association meeting. The association is looking for new people to attend the meetings as it seems that it is always the same group. Southwest Village will be holding a cleanup June 1<sup>st</sup>.

**Wayne Wells** asked who sets the time line on MAPD approving cases? It appears to put a lot of people at a disadvantage bypassing community input from the Dabs **Wells** proposed using the second meeting of the month for MAPD issues if necessary. **Ray Rancuret**, President of Delano Neighborhood Association sent a letter with **Wells** from **Senator Jean Schodorff**. It was regarding Westar and their proposal to increase fees of trimming trees. **Senator Schodorff** requested all citizens call or write to their representatives and senators opposing Westar's proposal. **Wells** also noted the Delano Board is progressing. He attended the Planning retreat and reported items of interest to the DAB including

**Bill Gale** attended the MAPC planning retreat. There they discussed the relationship between MAPC and the DABS. He hopes that cases go to DABS first. **Gale** reminded everyone that the third Wednesday of each month is available if a second meeting is warranted. He then thanked everyone for staying late.

**Council Member Gale** asked for an update on the Lights on St. Paul. **Officer Mellard** explained the financial situation was not as bad as initially thought.

**Officer Seiler** is working with **Lt. Sarah Morris** on drag racing problems. He passed out a flyer going to all the area high schools notifying them of upcoming events to promote racing in a legal manner at Wichita International Raceway. The trouble of drag racing on City streets is enforcing it. Businesses are going to post signs. There is a major effort being made to get the kids involved. He is working with Wichita International Raceway to open weekend nights to let the kid's race there. **Seiler** is also working with **Officer Hungria** and **Detective Miller** for Wichita Heat Baseball team for boys. They have raised \$6000 for equipment. The team will be made up of six and seven year olds that are high risk. They have developed web site with roster and stats. **Chief Williams** is listed as the owner. **Officer Seiler** thanked **Jim Benton** for presenting the feelings of Southwest Neighborhood Association very well.

**Council Member Gale** thanked everyone for staying late and focusing on the issues at hand.

**Adjourn:** The meeting was adjourned at 10:34 p.m.

Respectfully Submitted,

Aaron Hamilton, Neighborhood Assistant  
District IV